

Comment #	Name	Affiliation	Source	Comment	District Response	Action or Change to the draft plan	Topic or Category
1	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Survey, Page 4, 10/31/12	The housing mix should be radically readjusted to prioritize the production of single-family homes on the site. Changes to the proposed development program and chart on page 4 should reflect this shift.	Demand for residential units stems from an increase in neighborhood population and a decrease in household size. Because single family homes comprise a majority of housing stock in the area, there is demand for a variety of housing types, including multi-family buildings offering contemporary amenities. The SAP supports the Reuse Plan's market analysis indicating that almost 2,000 multifamily units can be part of the development program.	None	Housing mix
2	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Survey, Page 4, 10/31/12	Incorporating land south of Elder Street into the area envisioned for townhomes would break up the proposed megablocks between Elder and Dahlia, creating a more pedestrian friendly neighborhood	The area designated south of Elder Street is envisioned in the SAP on page 85 to be the location for a destination retailer, a major component of the site's development program and activity of the town center sub-area. The SAP also recommends that this central mixed use building be built below grade in order to have building heights compatible to the existing building heights currently on campus. The SAP also suggests that this would yield an approximate 30-foot ceiling height for main retail spaces and thus ensuring a more pedestrian feel at grade.	None	Destination Retailer
3	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Survey, Page 4, 10/31/12	Reconsider "big box" retail as an appropriate anchor for the Town Center. With a new Wal-mart just a mile south, there will be little to no benefit to the communities along Georgia Avenue from adding another big box store on the site.	Per the market analysis completed during the planning process, the presence of a destination retail anchor will increase the demand supported retail program by 75,000-100,000 square-feet, thus catalyzing opportunities to support a corporate/institutional tenant in bld. 1 and accelerating the timing for streetcar along Georgia Avenue. Destination retailers may include department stores (e.g. Kohl's), wholesalers (e.g. Costco), and large-format specialty stores (e.g. Harris Teeter), thus not directly competing with the planned Wal-Mart to the south.	None	Destination Retailer
4	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Survey, Page 6, 10/31/12	Reconsider the central block and associated buildings J,L, and I in the overall development plan, as jobs and revenue could be created for the site.	This proposed building is central to the place-making and development program anticipated by the Reuse Plan. It is recommended to be a mixed-use building, incorporating a destination retailer, housing, and retail, a critical component to the demand program for the site.	None	Destination Retailer

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5	Richard Houghton, Chair, Planning Subcommittee	The Committee of 100 on the Federal City	Public Comment Form, General Comments page 7, 10/31/2012;	Designate a PROS mixed use designation along the entirety of Georgia Avenue to ensure that open space will be retained and appropriately integrated with commercial development.	The SAP is particularly clear in recommending over 14 acres of Open Space (21%) of the site. The SAP also identifies specific areas within the site where PROS is particularly important in maintaining the character of the site. The PROS land use designation does not preclude open space from occurring on the site and therefore is not necessary to designate throughout the site. That designation simply further prioritizes that PROS is an important element in redevelopment.	None	PROS
6	Alpha McPherson	GFEDDS Neighborhood Association, 4B02	Public Comment Form, 10/30/2012	I feel the homes being provided will help the city to some degree with homelessness. However, I don't see any housing for the working-class (fireman, cops, teachers, city workers etc.).	Affordable housing is anticipated through the District's inclusionary zoning act. The SAP identifies locations for live/work units for artist housing as well.	None	Housing mix
7	Alpha McPherson	GFEDDS Neighborhood Association, 4B03	Public Comment Form, 10/30/2012	The building heights and setbacks outlined in the plan for Georgia Avenue are not acceptable to the community. The building heights must not exceed 3 stories and the setbacks must be as currently existing, between Elder and Dahlia.	The residential properties adjacent to the site along Georgia Avenue currently have a Comprehensive Plan Land Use designation of Medium Density Residential (RMED) and currently accommodates residential building heights from 4-7 stories. The SAP recommends maintaining this land use classification by providing specific urban design guidelines for the town center sub-area. The SAP recommends protecting existing mature tree coverage along Georgia Avenue, by incorporating a hard and soft-scaped town center that is setback approximately 250 feet from Georgia Avenue. This setback helps ensure a compatible transition from the mix of uses anticipated from the Town Center to the edge of Georgia Avenue.	None	Georgia Ave Building Heights and Setbacks
8	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Form, Housing Component, Page 4, 10/31/2012	The housing mix should be radically readjusted to prioritize the production of single-family homes on the site. Changes to the proposed development program on page 4 should reflect this shift.	The sites development program was established during the Base Reuse Plan and is based on assumptions from the market analysis which suggests that because of the areas existing stable neighborhood, a mix of housing opportunities should be provided. The Plan recommends 48% of the proposed program be devoted to residential uses comprising of a range of housing options, mixed income housing, permanent supportive housing and Notice of Interest (NOI) uses. Townhomes and multifamily units are ideal to accomplish these goals.	None	Residential uses

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9	Richard Houghton, AIA, LEED AP	The Committee of 100 on the Federal City	Public Comment Form, Housing Component, page 4, 10/31/2012;	By incorporating land south of Elder Street into the area envisioned for townhomes would break up the proposed megablock between Elder and Dahlia, creating a more pedestrian friendly neighborhood and opening up the possibility of scaling down the proposed townhomes on the southern edge of Fern.	The SAP supports the Reuse Plan's for designating the Fern Street Townhomes for Moderate Density Residential. This land use classification supports a range of building heights that are intended to be compatible with those existing single family homes adjacent to the site.	None	Residential uses
10	ANC 4B	Advisory Neighborhood Commission, 4B	Resolution #12-1004, Page 3, 10/22/2012	We ask that more green space be added to the southwest corner of the site.	The SAP specifically calls for any future development at the corner of Aspen and 16th complement the character of the area through the provision of building fronts and open space facing the street, and providing ample walking areas to the site. Additionally, the SAP recommends a PROS land use classification along with Medium Density Residential, to emphasize that any future development should provide	None	PROS
11	ANC 4B	Advisory Neighborhood Commission, 4B	Resolution #12-1004, Page 4 10/22/2012	The Walter Reed site should be excluded from any new zoning regulations that would permit increases in building height, density, parking, reductions in green space or setbacks or any other requirements that would change the adopted Walter Reed LRA Re-Use Plan or the preservation of the historic site.	Zoning for the site will not be inconsistent with the recommendations set forth in the Reuse Plan and the SAP. The development program per the Reuse Plan will be compatible with the SAP's recommended land use designations changes. To address building height, the SAP specifically recommends limited ability to request a Planned Unit Development for any site fronting along Fern Street NW, Aspen Drive NW, or 16th Street NW.	None	Zoning
12	Alice and Tony Giancola	Residents, LRA Committee	Mayoral Hearing, Transcript, Page 7, 10/16/12	The SAPs recommendation of 14 acres of open space, which is 21% of the site, is a good thing.	The SAP identifies primary locations to preserve existing and propose new locations for park and open space. In maintaining the sites historic green elements and campus like setting, green and open space recommendations are set forth through out the plan.	None	PROS
13	Alice and Tony Giancola	Residents, LRA Committee	Mayoral Hearing, Transcript, Page 7, 10/16/13	The Plan includes specific design guidance for the entire site and for each sub area. The development proposal will need to provide clearer guidelines in those areas.	The SAP's design guidelines are advisory and should be referenced when a Master Developer is on board.	None	Design Guidelines
14	Stephen Whatley, Chair	ANC 4A	Mayoral Hearing, Transcript, Page 16, 10/16/12	I support HELP USA's program for permanent supportive housing for veterans	HELP USA's program to build 75 permanent supportive housing units on the site will help meet the goals of redeveloping the site.	None	Bld. 14